

IAIN BATH PLANNING

Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP



14 March 2014

IGB/ys

Dear Sirs

**Mid Devon District Council Local Plan Review Consultation (January 2014)
Land at Honiton Road, Cullompton, Devon**

I write on behalf of my clients, Messrs Furness, Cann and Family who own land at Honiton Road, Cullompton.

I enclose a site plan for your background information indicating my client's precise ownership boundaries edged red (Plan 1).

The following comments are submitted as part of the formal public consultation exercise on the Mid Devon District Local Plan Review document, and specifically relating to the plans proposals set out within the Site Allocations section of the document in relation to the settlement of Cullompton which references land within my client's ownership.

For information a large part of the land within my client's ownership has been given District Council Site Allocation Reference No: CU12 Week Farm, Cullompton.

The remaining area of their land immediately adjacent to the western boundary of the CU12 allocation is currently shown with a green infrastructure designation.

A copy of the Council's Policies Map Options is also attached to this submission for completeness (Plan 2).

A combination plan (Plan 3) is also enclosed illustrating the Proposals Map detail overlaid onto my clients land ownership plan.

Local Plan Review Context

The Local Plan Review Document currently contains the following details relevant to consideration of the development potential of my clients land holdings.

General

- 1 The principal concentration of people is in the eastern part of the district including the market town of Cullompton.
- 2 Mid Devon's population has grown at a significant rate over recent years. Forecasts show that this trend is expected to continue with a further 15% increase to 2031.

Planning Consultancy

Iain Bath Planning, Devonshire House, 35 York Place, Leeds LS1 2ED

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VAT registration no.992 8739 49

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- 3 The Revised Local Plan suggests an increased strategic target of 8,400 dwellings (up from 6,800 dwellings to 2026) to take account of the population projections to 2033
- 4 The majority of Mid Devon's employment falls within the service sector.

Spatial Strategy

- 1 The overall plan strategy is to:
 - i) Create a prosperous economy which increases inward investment into the district.
 - ii) Guide appropriate levels of development to locations which are, or can be made sustainable, achieving a suitable balance of housing and employment facilities and other uses within towns, villages, neighbourhoods and rural areas.
 - iii) Reduce the need to travel by car increasing the potential of public transport, cycling and walking.
 - iv) Reduce carbon emissions in support of national targets.
 - v) Promote social inclusion and reduce inequalities by enhancing access for all to employment, services and housing.
- 2 The market town of Cullompton will be one of the three main focuses for new development with development targeted to:
 - i) Provide a sustainable mix of homes, businesses, shops, leisure, health, education and many other uses to resolve existing problems where feasible, and to meet rural needs.
 - ii) Protect and enhance their environmental assets including their character, biodiversity, heritage, setting and air quality.
 - iii) Develop under used and brownfield sites within the town in preference to Greenfield land or public open spaces.
 - iv) Enhance town centres as accessible, vital and viable locations for a vibrant mix of uses and as public transport hubs.
- 3 Policy S2 of the plan states a development focus at Cullompton as one of Mid Devon's three most sustainable settlements.
- 4 Policy S3 includes two options currently, the first representing a town focus for new development and the second proposing a new community either at Junction 27 of the M5 motorway (Willand) or at Junction 28 of the M5 motorway (Cullompton).

The Settlement of Cullompton

- 1 Cullompton is the second largest settlement in the district.
- 2 Cullompton has seen significant housing development in recent years and has a good supply of readily available employment land with access onto the M5 at Junction 28. Improvements are planned to Junction 28 which will unlock the potential of the town to expand and regenerate.

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- 3 The pursuance of Policy S3 Option 2 at Cullompton could deliver significant improvements to local transport and other infrastructure.
- 4 Policy S12 states that Cullompton will continue to develop as a small growing market town with a strategy aimed at improving access to housing within the town and expanding employment opportunities.
- 5 Paragraph 2.51 of the plan confirms that it is likely that additional sites will need to be identified to meet housing needs to the year 2033.
- 6 The new community option proposed at Cullompton to its east has been suggested by the Cullompton Town Council. The Local Plan Review Scoping Report responses received favour this option.

Specific Allocation Proposals Cullompton

- 1 Table 14 identifies under Plan Reference CU11 (gross site area 181 hectares) the potential for 3,000 new dwellings against a SHLAA figure of 4,344 dwellings. This area of land lies to the east of my clients land holding but does include a small area of their land as illustrated on the enclosed plans.
- 2 The Employment Land Review undertaken by the Council has recommended a reduction in the amount of employment land delivered as part of any urban extension given existing employment allocations at Week Farm (my clients land holding) and as part of the north west Cullompton urban extension.
- 3 Table 17 identifies under Plan Reference CU12 Week Farm (gross site area 10.7 hectares) with potential for 22,470 sq m of employment floor space.
- 4 Policy CU11 proposes the option for an urban extension to the east of Cullompton (this includes an area of my clients land holding).

The proposal relates to a site of 200 hectares to the east of Cullompton for:

- A mixed use development comprising principally 3,000 dwellings
- 54,000 sq m of mixed commercial floor space
- 50 hectares of strategic green infrastructure
- Improvements to Junction 28 of M5 motorway

This proposal is a strategic option put forward by Cullompton Town Council for consideration under Policy S3.

- 5 Policy CU12 proposes the preferred option as an existing allocation of Week Farm (which includes a large part of my clients land holding).

The proposal relates to a site of 10.7 hectares and allocates the site for employment development subject to a number of criteria as follows:

- 15,000 sq m of employment floor space within Use Classes B2 and B8
- Provision of a vehicular link from Kingsmill Employment Area to Honiton Road
- Development shall not commence until the completion of necessary improvement to M5 Junction 28
- Provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangement for future maintenance

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- Provision of 2 hectares of green infrastructure to include to retention of land in the flood plain
 - Protection and enhancement of the existing public right of way
- 6 Paragraph 3.71 includes text indicating that alternative employment generating uses beyond the B2 and B8 Use Class categories will be assessed in relation to Site Allocation CU12 alongside the option for mixed use development at east Cullompton (Policy CU11).
- 7 Paragraph 3.72 states that the Employment Land Review 2013 suggests that the Council focus employment land provision in Cullompton around the existing development at Kingsmill Industrial Estate which is consistent with retaining Week Farm as an allocation.

Local Plan Review comments and suggested Revisions

Within the context of the current Local Plan Review content as it relates to my clients landholding I would request consideration of the following comments and suggested revisions to assist with the establishment of an appropriate framework within which planning applications can be brought forward on my clients site with appropriate linkage and acknowledgement of the wider option proposals being considered as part of the east Cullompton urban extension.

- 1 It is entirely appropriate given the settlement status for Cullompton to identify and allocate land in this location. My clients support this overall Strategic Local Plan Objective.
- 2 Given the significant increase in population projection envisaged it is also logical to plan for additional growth in the main settlement which includes Cullompton. Again, my clients support this principle.
- 3 The spatial strategy set out within the plan and the specific focus of development set out for Cullompton and echoed within Policy S2 is therefore supported by my clients.
- 4 The option for an urban extension to the east of Cullompton proposed within Policy S3 and which includes some of my clients land is their favoured option and they would support in general terms a mixed use allocation as part of this development with a significant level of residential development.

Given the employment allocation on their own land (Policy CU12) they consider that the proposed employment component of the urban extension (Policy CU11) is sensibly kept to a reasonably low figure to enable the delivery of the CU12 allocation.

- 5 My clients therefore support in general terms the Policy CU11 proposed option but would suggest that their land holding which forms an element of this identified site be specifically earmarked within the plan for residential development or a combination of residential and retail / leisure uses given the location of the land adjacent to Honiton Road and the employment allocation Policy CU12.
- 6 My clients support the allocation of their land holding within Policy CU12 for B2 and B8 uses and note that other employment generating activities will be given consideration alongside the option for mixed use development at east Cullompton (Policy CU11). This is welcomed by my clients in assisting site delivery.
- 7 The identified area of green infrastructure to the west of the Policy CU12 allocation is considered to serve no useful purpose and that the employment allocation should extend to include this area with appropriate text to Policy CU12 referencing the need

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for appropriate buffer and landscape treatment in this location and to reflect ground conditions and any technical aspects such as drainage.

- 8 Discussions will be required regarding the infrastructure elements detailed within Policies CU11 and CU12 and particularly in relation to any improvements to Junction 28 of the M5 motorway as the extent of these will have a fundamental bearing on overall site viability and consequently delivery.

In conclusion therefore, my clients confirm and request the following:

- Support for the Policy CU12 allocation
- Extension of the Policy CU12 allocation to include the green infrastructure land to its west for employment purposes
- Support for the Policy S3 east Cullompton urban extension (Policy CU11)
- Inclusion of their landholding that is situated within the overall Policy CU11 site for residential development or a combination of residential development and retail / leisure uses
- A request for an appropriate discussion within the relevant context and at the appropriate time for any identified infrastructure works

Summary

My clients are happy to provide further information in support of this representation to assist in achieving appropriate recognition of this significant land asset if required.

For the time being as will be seen by the attached statement prepared by Dove Haigh Phillips on behalf of the land owners to Mid Devon District Council, there is clear intent to bring forward this land for development purposes.

It is requested therefore that the comments set out within this submission be integrated into the Emerging Local Plan Review to assist in proposals coming forward.

I would be grateful to receive written confirmation that this representation has been duly made within the context of the public consultation period on the Local Plan Review and to progressing discussions in due course.

Yours sincerely

Iain Bath BA (Hons) MRTPI

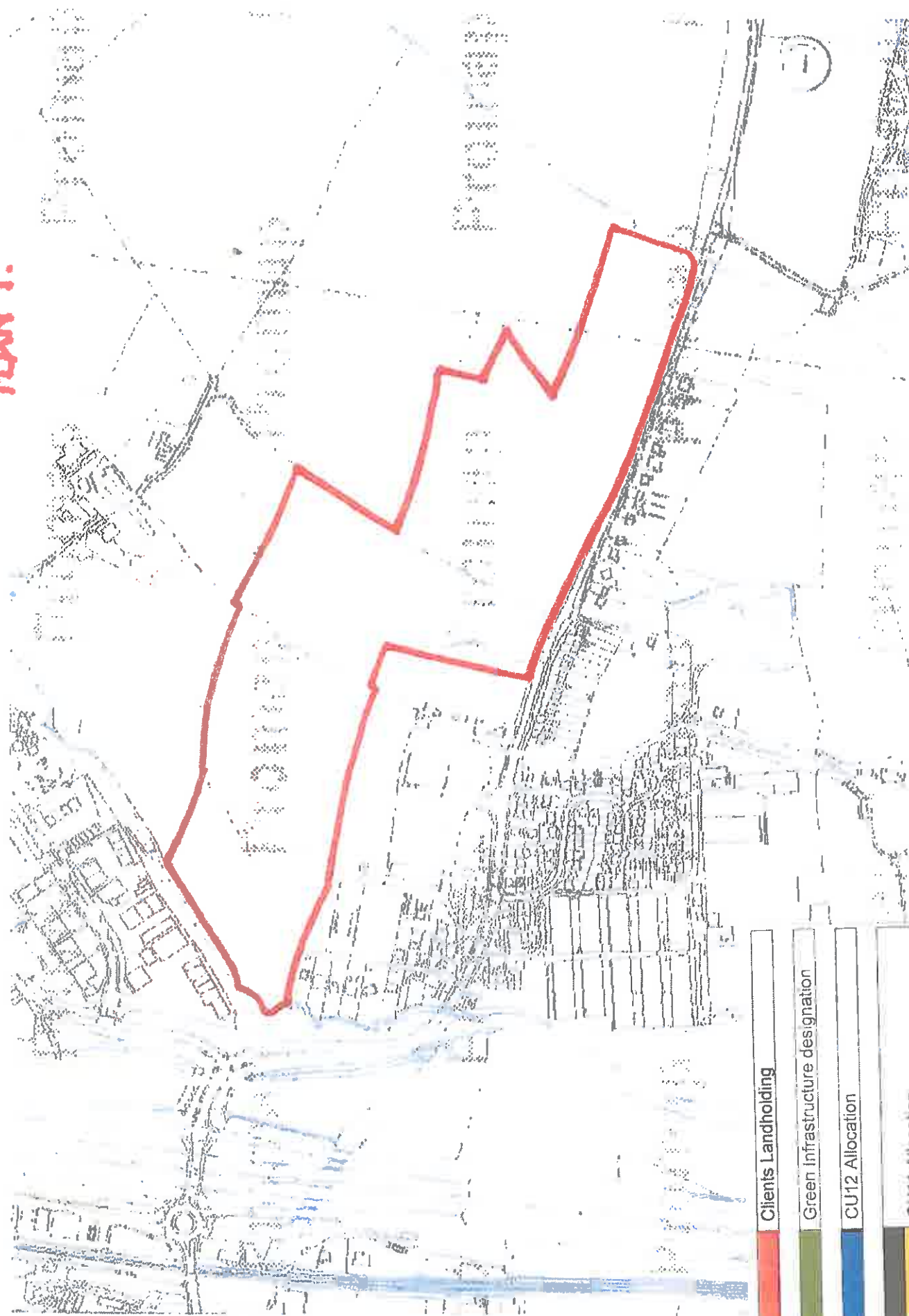
Tel:

Mobile: [\[redacted\]](#)

Email: [\[redacted\]](#)

Cc Messrs Furness, Cann and Family
Mike Dove

PLAN 1.

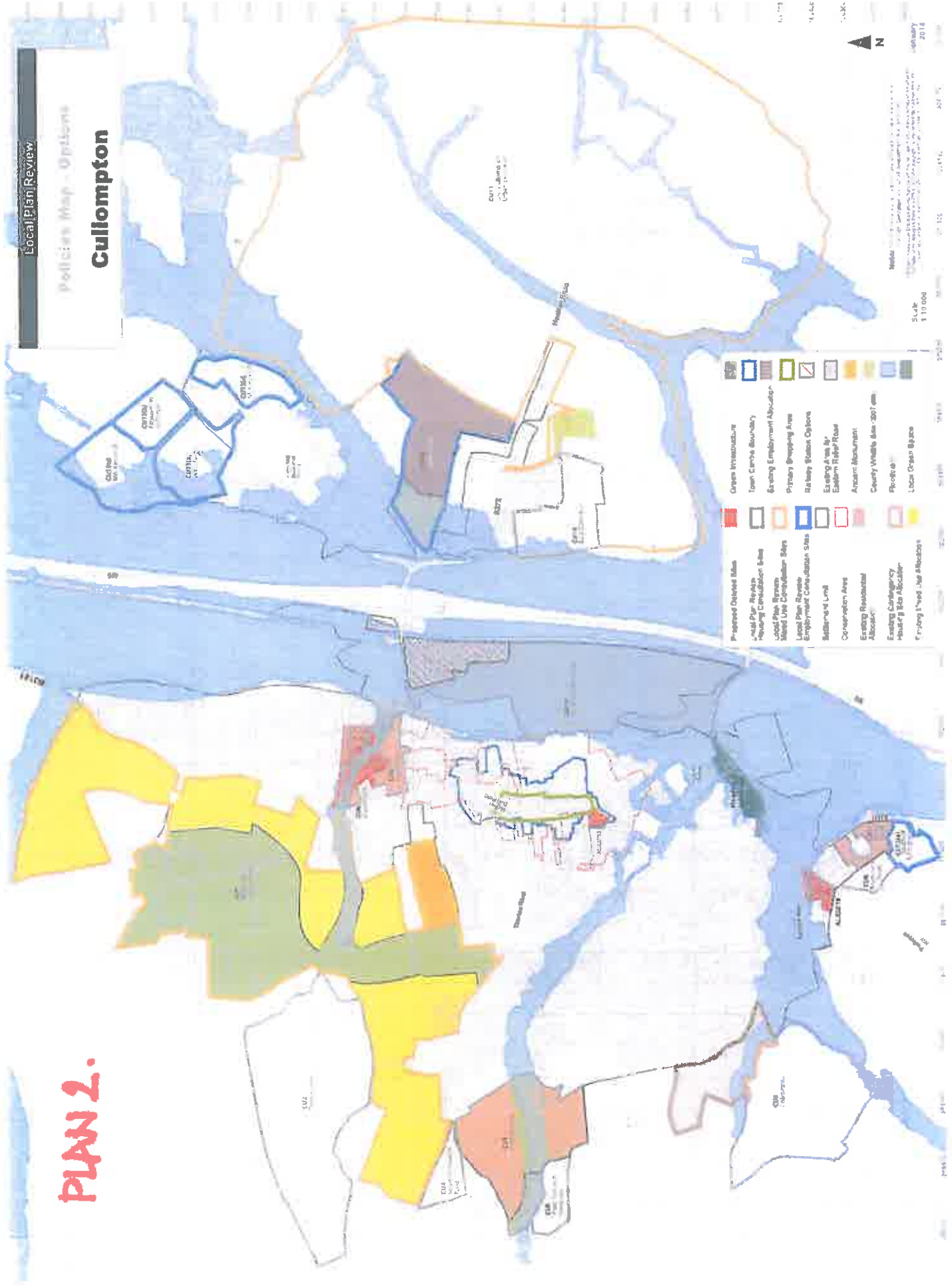


PLAN 2.

Local Plan Review

Policies Map - Options

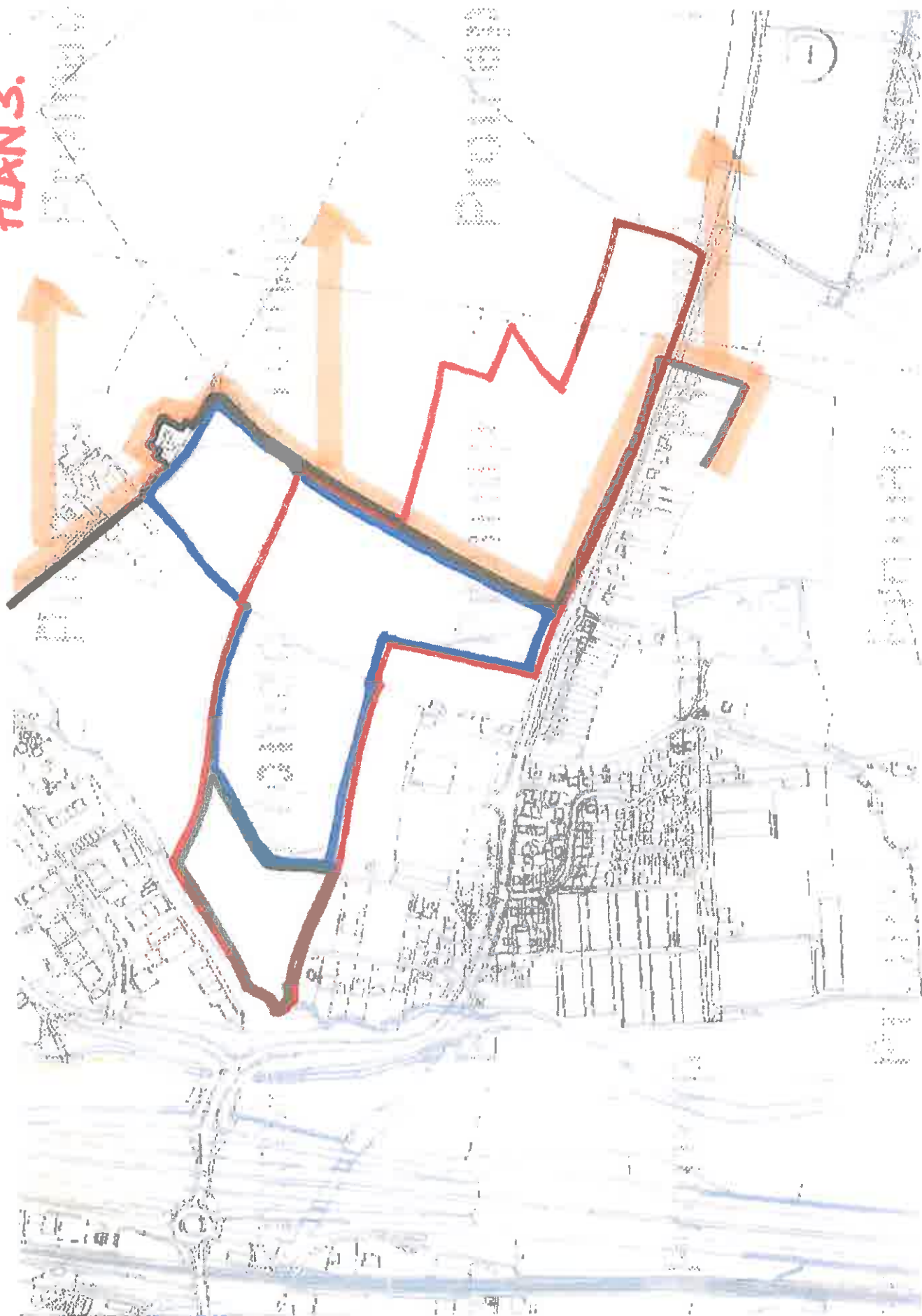
Cullompton



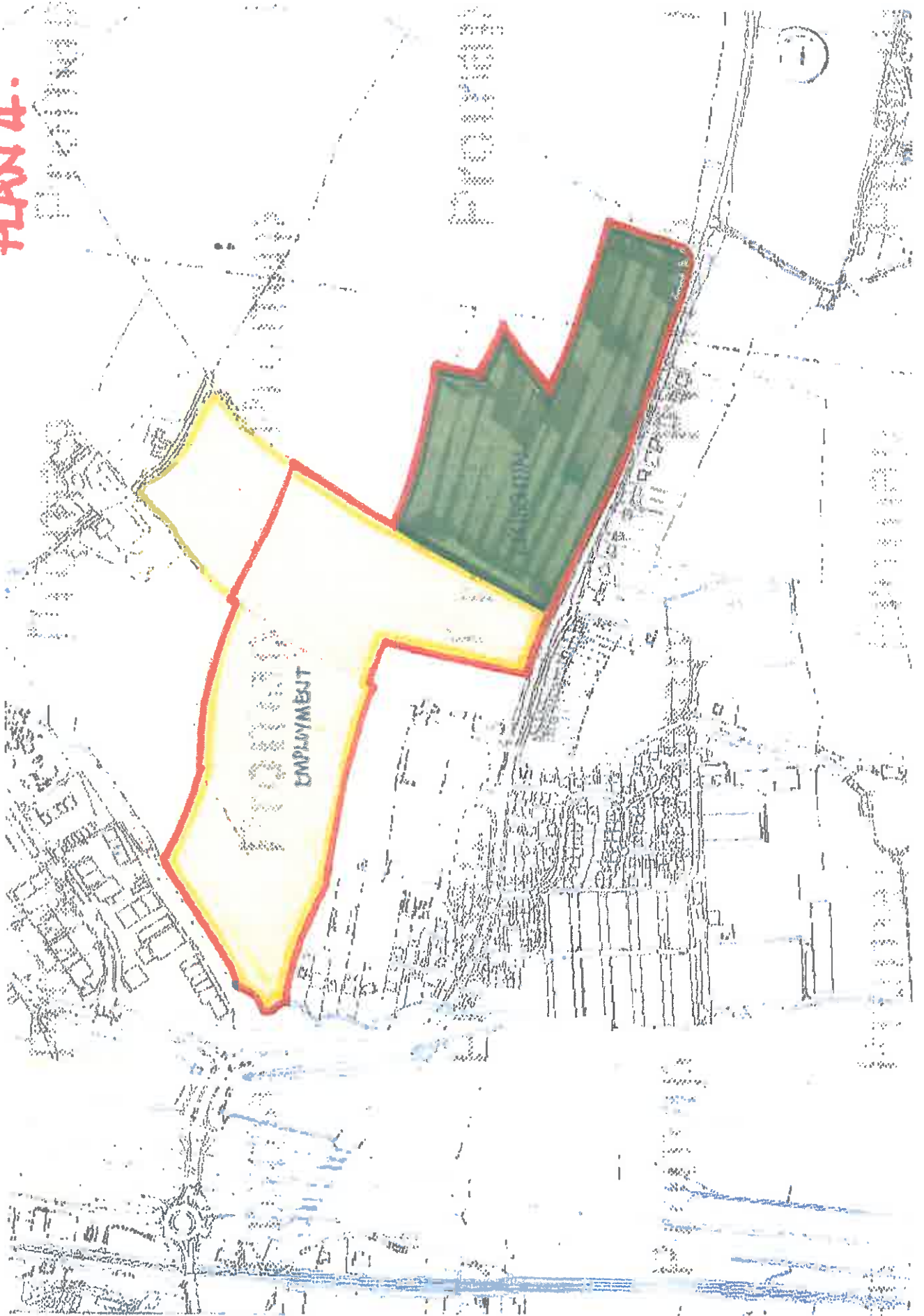
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|--|----------------------------------------------|--|-------------------------------------|
| | Proposed Districts | | Green Infrastructure |
| | Local Plan Review | | Town Centre Boundary |
| | Housing Consultation Sites | | Existing Employment Allocation |
| | Local Plan Review | | Primary Shopping Area |
| | Local Plan Review | | Railway Station Options |
| | Local Plan Review | | Existing Areas by Eastern Rail Road |
| | Employment Consultation Sites | | Arms and Ammunition |
| | Settlement Limit | | County Wildlife Site (2011) |
| | Conservation Area | | Flintch |
| | Existing Residential Allocation | | Local Green Space |
| | Existing Contingency Housing Site Allocation | | |
| | Fracking Site Allocation | | |

Scale 1:10,000
 January 2014

PLAN 3.



PLAN 4.



DOVE HAIGH PHILLIPS

**Land at Honiton Road
Collumpton
Devon**

**A Proposal for the
Delivery of Employment Development**

Prepared for

Mid Devon District Council

Prepared by

**Mike Dove BSc (Hons) FRICS
Dove Haigh Phillips
Devonshire House
38 York Place
Leeds
LS1 2ED**

Agency | Development | Investment | Valuation

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Mid Devon District Council
Planning & Regeneration Services
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

For the attention of:

Gordon Cleaver, Economic Development Manager
Jonathan Guscott, Chief Planning Officer
Alison Fish, Area Planning Officer

MRD/YS

13th September 2012

Dear Sirs

Land at Honiton Road, Collumpton, Devon

Further to our meeting at your offices with Jonathan Guscott, Alison Fish and Gordon Cleaver, we have pleasure in confirming our progress and proposal to you on this site.

Our Brief

- We are instructed by the family holding freehold ownership of 21.4 acres of land within the 25.6 acre employment land allocation at Honiton Road. Our clients land lies to the south of the Kingsmill Estate and includes extensive frontage to Honiton Road.
- Our clients now wish to bring this land forward to the market for employment development and very much welcome the opportunity for a collaborative approach working with Mid Devon Council in a transparent manner.

Our Vision

- Despite the gloomy national economic outlook, we are encountering a healthy demand from industrial occupiers for both purchasers and tenants of quality industrial property who are prepared to pay a fair price for the right product. In terms of right product we mean quality industrial and employment property which presents a positive image to industrial occupiers and their customers.
- The subject site has the ability to delivery with certainty quality employment development close to Junction 28 of the M5 serving the immediate locality and wider region. The site presents the opportunity to promote a substantial quantity of employment space which is superior to anything available within the immediate locality in terms of specification, efficiency, well designed infrastructure and amenities.
- The principal of employment land has now been accepted by Mid Devon Council within the LDF Allocation.

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- The site has frontage to Honiton Road and does not require third party land for immediate access.
- The site has significant scale and is physically capable of attracting a wide range of units, sizes and configurations.
- The site is within a single family control who welcome the allocation and wish to release the land for viable development.
- Development of the site has the unique opportunity to facilitate linkage between land immediately to the north and the Kingsmill Industrial Estate to Honiton Road thus relieving congestion at the Honiton / Kingsmill Road junction, which itself interferes with Junction 28 of the M5.
- The development of the site would bring much needed economic output and employment to the new economy of Mid Devon District.
- We believe that the land will prove to be attractive to both potential occupiers, employers and developers if a clear route for delivery can be identified and presented.

The Development Proposal

We have pleasure in providing a masterplan prepared by KPP Architects who are specialist industrial development architects with whom we have delivered over £50 million of similar developments in recent years.

The key features of this capacity study are:

- A demonstration of scale and flexibility which respect the sites configuration.
- A range of unit sizes which is highly flexible.
- A range of smaller units could be provided in a terraced format and equally by combining a number of plots and ultimately by combining development with the adjoining employment land to the north, a much larger employment single unit could be feasible.
- Each plot demonstrates efficient rectangular configuration with segregation of goods and private vehicle traffic.
- We anticipate a high quality of estate design and infrastructure to provide a "Centre of Excellence" quality to the individual premises and the collective estate.
- The scheme will facilitate connectivity between Honiton Road and land immediately to the north. We have illustrated two alternative points at which we believe this could occur.
- The front door to the scheme will be Honiton Road. The illustrated access point has been provided on land which is also within our clients ownership and addresses the "brow of the hill" constraint on Honiton Road. All built development remains within the allocation.

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- The capacity study demonstrates an area reserved for enabling employment uses in the form of a Hotel and Pub shown at the entrance to the estate. An early delivery of such uses could assist in the delivery of wider infrastructure for the employment scheme.

In summary, we believe that the development of land within our clients control could deliver important outputs for the new economy of Devon. Delivery of the KPP masterplan would achieve:

- **Up to 300,000 sq ft of employment space.**
- **Investment of land and buildings of between £20 million and £25 million plus occupier investment in plant, machinery and capital equipment.**
- **Jobs for 500 people at Collumpton.**

The Way Forward

Our clients welcome the opportunity to offer this land to the market as a whole or on a phased basis to developers and / or occupiers who would procure the form and scale of development set out in this report.

We propose a collaborative approach with Mid Devon Council and welcome your comments on this proposal document which will assist the format of our marketing messages.

We will ensure that you are consulted on our marketing material and any media messages prior to publication. We will keep you fully informed of progress throughout our campaign and respond positively to any enquiries generated in confidence.

We now look forward to receiving your comments and response to this important proposal.

Yours sincerely

Michael R Dove
Partner

DI:

Mobile: |

Email: | _____

Cc : Lady Mary Furness
Mr J G Cann

DOVE HAIGH PHILLIPS

Appendix 1: Proposed Site Plan



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 WWW.KPPARCHITECTS.COM

COLLETON
 DEVON
 PROPOSED SITE PLAN

| | | |
|------------|---------------------|---------|
| 1. DATE | 1. 15.08.04 | 1. PLAN |
| 2. NO. | 101 | 2. SITE |
| 3. PROJECT | 3. SCH-GEN II - 101 | |

